

1. Purpose and scope of this memorandum

This memorandum summarizes a site survey performed July 5, 2018 to evaluate the condition of ADA mandated access at the Town Landing in Pembroke Massachusetts. After a description of the site and site uses, recommended improvements are provided in Section 7, beginning on page 3.



2. Specific site

Town Landing is a small developed public area on the east shore of Oldham Pond, accessed from a paved parking area or diagonal off street parking on the west side of Wampatuck Street.

3. Name and location of site  
a. Size and ownership

One parcel land owned by the Town of Pembroke and occupying 0.75 acres comprises the Town Landing. The site is in a residential neighborhood with no undeveloped parcels nearby.

4. Existing condition of site  
a. Existing Conditions  
i. Primary (developed) uses

Town Landing contains paved parking, a small boat launch ramp and adjacent float dock, roughly 21,300 square feet of sandy area with two float docks for swimming, a children's' play area, 4 picnic tables and a restroom building. Access from the parking area to the sandy area is through a gate. Access to the play area and swimming floats is across approximately 100 feet of loose sand.



ii. Secondary (informal) uses

Informal uses are not formally identified but may include picnicking and fishing.

b. Nature of development

Parking for Town Landing is provided in an at grade paved lot containing marked spaces for 18 vehicles and one marked handicapper space. Off street parking along Wampatuck Street is provided in 19 marked diagonal spaces; access from Wampatuck Street is through a gate with a 4-inch curb. No sign indicates the handicapped space. A single restroom is provided in a storage building located in the northeast corner of the sandy area. The restroom is not accessible by wheelchair and contains no ADA compliant fixtures. No emergency telephone is provided.

c. Surrounding land uses (including linkages to other parks)

The surrounding land consists of residential uses.

5. Conditions of site

a. Approach, parking and signage

The park is visible, but not well marked from the street. The parking area is paved and contains marked parking spaces. One handicapped parking space is marked, but no signs indicate its location nor is the gate to the Sandy area indicated. The pathway to the gate is flat. The parking area slopes to the water at approximately 4 degrees. The sandy area is generally flat between the gate and the play area. The slope to the water is approximately 4 degrees and ends at a 4-inch wide concrete wall along the water. The top of the wall extends approximately 4 inches above the sand; the distance from the top of the wall to the water is approximately 18 inches. The water is approximately 3 inches deep at the base of the wall.

b. Entrance and access to primary uses

- i. Directional signage to primary uses NONE
- ii. Access to picnic tables, grill, playground and benches

There are no outdoor recreation access routes (ORAR) within the entire site. In order for there to be access to the picnic tables, play area of swimming floats, they need to be along a ORAR. The boat ramp and adjacent float are along the paved surface of the parking area.



c. Restroom facilities

There is a single restroom in the concrete storage building. Access to the restroom is from the sandy area and involves a 4-inch step to a 14-inch wide apron along the side of the building.



d. Emergency communication equipment NONE

6. Barriers that limit access to existing uses

a. Description of each barrier and nature of limitation

- i. Lack of accessible surfacing. In order for a pathway to be considered an ORAR, the surfacing has to be accessible. Acceptable surfacing material include a beach mat, concrete, asphalt, crushed stone, packed soil and soil stabilizer. The only available surfacing is sand, which is not considered an accessible surface.
- ii. Inaccessible float docks. the float docks designated for swimming are currently inaccessible due to the top of the concrete wall being raised above the surface of the sand.

7. Short term site improvements

- a. A short-term improvement would include placement of a removable beach mat from the gate to the play area and placement of another mat perpendicular to the first mat that leads down to one of the float docks. Sand beneath the mat would need to be smoothed and should have a running slope no greater than 10% and a cross slope no greater than 5%. The running slope and cross slope is recommended, but not required for removable mats.
- b. If the mat ran to the edge of the float, the transition between the mat and the float would need to be modified to assure that all height differences were 1 inch or less and that the float was modified to be ADA compliant. This includes adding detectable warning strips along the edges of the float dock, adding a transition plate from the sand to the top of wall/beginning of the ramp to the dock, adding a transition plate from the

ramp to the top of the floating dock and adding handrails on both sides of the ramps coming off the dock and into the water.



- c. The surface of the play area should receive additional mulch/wood chips to meet the fall height requirements of the play equipment and should extend to the edge of the play equipment safety zones (usually 6' from edge). It is recommended that a concrete curb be added around the limits of the play surfacing to contain the wood fiber mulch efficiently.
  - d. Provide additional bathroom facilities; for example, an ADA compliant porta-potty until modifications can be made to the existing facilities.
8. Long term site improvements
- a. Provide a paved ORAR from the entry gate to the playground and bathroom facility.
  - b. Update the bathroom facility to be ADA compliant
  - c. Install poured-in-place rubber safety surfacing at the play area in place of the wood fiber mulch.